

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

NOVEMBER 17, 2008

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig Owens, City Manager
Jim Liberman
Scott Wilson
Ron Reim

Absent:

Marc Lopata

Also Present:

Kevin O'Keefe, City Attorney
Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the November 3, 2008 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

ARCHITECTURAL REVIEW – RELOCATION OF ANTENNAS TO ROOFTOP – 7711 BONHOMME AVENUE

Mr. William Jenkins, CIS Communications, was in attendance at the meeting.

Catherine Powers explained that the applicant is proposing to relocate two telecommunication antennas that are currently attached to the exterior of the parapet wall to the roof of the Equity building in a similar fashion as the existing antennas. The relocated antennas that will be placed on the southern portion of the roof will be visible above the roof line. To mitigate, the

antennas will be placed in a canister, painted white to match the penthouse wall. Catherine indicated that staff believes the placement of the antennas on the roof is an improvement over the stealth boxes on the exterior of the building and therefore, recommends approval as submitted.

Mr. Jenkins distributed a packet of information containing a roof plan and photographs of the subject building to the members. He indicated that their intent is to relocate two of the stealth boxes that are currently on the exterior wall to the rooftop.

Chairman Sanger asked if this is being requested to achieve better signal clarity.

Mr. Jenkins replied “yes” and to enhance the quality of service.

Steve Lichtenfeld asked if the final photograph in the packet depicts the new units.

Mr. Jenkins replied “no”. He stated that photograph depicts existing Cricket antennas. He stated theirs are identical to those shown in the photograph.

Being no further questions or comments, Jim Liberman made a motion to approve as submitted. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

MODIFICATION TO SIGN ORDINANCE - SIGN INSTALLATION – 26 NORTH MERAMCE (MOLLY DARCY’S RESTURANT)

Rod Callies, project architect, was in attendance at the meeting.

Catherine Powers explained that this is a request for the placement of a 13.8 square foot painted wood sign to be erected perpendicular above the entryway to Molly Darcy’s restaurant. She indicated that the sign is currently placed on the wall above the entrance to the restaurant and the applicant is proposing to install the sign on the existing bracket arm above the entrance. Catherine stated that the plans indicate that the sign will be illuminated with spot lights placed underneath the eaves. Catherine informed the members that the Sign Ordinance only permits the installation of a 1 square foot perpendicular sign containing the name of the business, which are typically located underneath awnings. The proposed perpendicular sign; however, is reflective of the character of the Seven Gables building and staff supports the modification of the Sign Ordinance to allow the sign to be placed perpendicular to the building and recommends approval with the condition that the applicant receive a Sign Permit prior to installation.

Mr. Callies noted that the sign, in its current location, is difficult for pedestrians and motorists to see.

Scott Wilson thanked Mr. Callies for the photos, as he found them very helpful.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendation. The motion was seconded by Scott Wilson and unanimously approved by the Board.

SUBDIVISION PLAT – MIXED-USE COMMERCIAL DEVELOPMENT – CENTENE PLAZA
– 7700-36 FORSYTH BLVD., 21 S. HANLEY RD. & 7711 & 7733 CARONDELET AVE.

Bob Wislow, Chairman and CEO of US Equities, was in attendance at the meeting. Also in attendance were Gyo Obata & Jim Fetterman, project architects with HOK, Michael Tobin, project manager with US Equities Realty and George Stock, civil engineer.

Catherine Powers explained that this is consideration of a request for a Major Subdivision Plat in association with the Centene Plaza development. The Special Development District Plan established the zoning for this area and the Site Plan has been approved which provided infrastructure improvements, including storm water features. The plat presented is limited to consolidations of existing lots, right-of-way vacations involving portions of two alleys, and right-of-way dedications to expand the width of alleys. Catherine stated that the plat, as presented, will consolidate all of Lots 20, 21, 22, 23, and 24 of Block 13 of the Town of Clayton to a new 46,500 square foot Lot E. The eastern half of Lot 19 of Block 13 of the Town of Clayton is proposed to be consolidated to a new 5,580 square foot Lot F. The Forsyth garage will be located on these lots. Lots 1, 2 and 3 of the Eastern portion of Block 13 of the Town of Clayton and, a portion of Lot 4 of the Langtry's Subdivision is to be consolidated to a new 46,683 square foot Lot A. The Phase 1 office tower will be located on this lot. Lots 1, 2, 3 and the southern portion of Lot 4 of Langtry's Subdivision are proposed to be consolidated to a new 32,178 square foot Lot B. The Phase 2 office building will be located on this lot. Outside of the Special Development District, the properties located at 7711 and 7733 Carondelet are proposed to be consolidated into two separate lots. Lots 8, 9, and 10 of Block 13 of the Town of Clayton are to be consolidated into a new 32,700 square foot Lot C. Lots 5, 6, and 7 of Block 13 of the Town of Clayton are to be consolidated into a new 28,500 square foot Lot D. The plat provides for the vacation of the northern portion of the north-south alley and the eastern portion of the east-west alley. The portions of these alleys are to be used for the garage and Phase 1 office tower. The alleys will continue to provide access from Carondelet to Bemiston. The plat also shows a dedication to the City of Clayton of 4-feet on the north side of the east-west alley. An additional 4-feet dedication is shown for the east side of the north-south alley. These dedications will allow greater maneuverability within these alleys to service the Centene Plaza development and the surrounding properties. A very small area to be dedicated to St. Louis County is shown on the northeast corner of the newly created Lot A. This dedication is to provide greater turning movements at the intersection of Forsyth and Hanley. Catherine indicated that the lot consolidations, the vacations and dedications of rights-of-way are required in order to establish a legal record for these properties. This subdivision plat is in addition to previously approved components of the Centene Plaza Special Development District including the development plan, sub-district plan, site plan, and architectural review. It should be noted that the western half of Lot 19, Block 13 of the Town of Clayton, known and numbered as 7716 Forsyth is not included in this subdivision. Catherine indicated that staff recommends approval of the Centene Plaza Subdivision Plat including the vacations and dedication of depicted rights-of-way to the Board of Aldermen with the following conditions:

1. That the applicant submit proof of filing to the City Clerk within 30 days of approval by the Board of Aldermen;

2. That the public improvements shown on the plat be constructed to the specifications of the Public Works Department and that an escrow agreement be filed, if required by the Public Works Department; and
3. That the applicant execute aerial rights easements as shown on the plat at the appropriate time.

Chairman Sanger asked staff if this plat is specific to the subject project (Centene Plaza).

Catherine Powers replied “yes”.

Mr. Stock introduced himself and stated that Ms. Powers did an excellent job explaining the proposed plat. He asked if there were any questions.

Steve Lichtenfeld indicated that he had a question about Lot A. He stated that part of Lot 5 is shown as Lot B, but it seems that it should be part of Lot A as Lot 5 goes all the way to the alley. He commented that this information is not in staff’s description.

Jason Jaggi agreed that it should be.

Steve Lichtenfeld agreed.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations, revision for Lot A and revocation of the subdivision plat if the project is not constructed. The motion was seconded by Scott Wilson and unanimously approved by the members.

ARCHITECTURAL REVIEW – GARAGE, FORSYTH COURT & HANLEY WALL – CENTENE PLAZA PROJECT

Catherine Powers provided a description of the proposal as follows:

Forsyth Garage

The applicant has submitted two designs for the Forsyth Garage:

Option A is shown with architectural pre-cast panels on the side and rear elevations. Translucent façade panels are shown attached to the decking and extending over much of the openings facing Forsyth. These panels extend around the sides of the garage; the material is not specified. The base of the garage contains an aluminum and glass storefront wall system. Awnings are shown above the storefronts with signage below, similar to the Crescent building.

Option B features greater use of the architectural pre-cast panels for the front façade facing Forsyth. The garage openings resemble a building rather than a parking garage. The translucent façade panels remain for this design but are not the prominent feature. These panels are shown above the garage entry facing Forsyth and on the east elevation facing the Forsyth Court area. The lower level retail area is the same as shown for Option A.

Forsyth Court

The Forsyth Court is the plaza area between the parking garage and the Phase 1 office tower. The design and intent for this space has been refined to include several unique features. The plaza will contain a dedicated area for outdoor dining and a raised planter seat wall. The seat wall will be 18-inches tall with a polished granite face. The planter will be landscaped with ornamental grasses, annuals and perennials.

A collection of cherry trees, referred to as The Grove, is shown toward the south end of the plaza. This area will be used as an informal seating area for office and the public. A central feature to this space is the placement of a stone fire pit. The pit is raised to seat height and is approximately 8-feet wide. The center of the pit will be recessed to contain a low flame produced by natural gas with remote controls.

Another prominent feature is a water wall located on the west edge of the court. This textured stone water wall will be approximately 60-feet long and 16-feet high and will be lit.

An artistic canopy is conceptually shown to connect the garage and the office building. The applicant intends to commission an artist to design the canopy which is proposed to be the project's public art feature.

The paving system is shown throughout the Forsyth Court area. The material will be 2-foot square pre-cast concrete. The pavers are shown extending past the right-of-way line to the curb to draw attention to the court area from the sidewalk. Randomly placed LED lights are shown within the pavers to provide accent lighting.

Hanley Wall

The Hanley frontage will contain an architectural pre-cast wall with a planter adjacent to the sidewalk. The planter will contain a stainless steel cable system to support a green wall planted with ivy. An outside terrace is shown to serve the first floor office building occupants.

Signage and public art locations are shown conceptually but will be presented in final form at a later date for the Architectural Review Board's approval.

Catherine indicated that the appearance of a parking garage fronting Forsyth has been a primary concern since the inception of the Centene Plaza project. The architect has identified two concepts for the Architectural Review Board's consideration. The garage should maintain an appearance that seeks to limit its impact on the streetscape while, at the same time, connects it to the office building. Staff sees merits with both designs, but also realizes that either design will be a significant presence along Forsyth and that Phase 2 will create the largest visual impact. Therefore, staff believes that Centene should use every available mitigation to reduce the number of available spaces needed for Phase 2 and thereby, reduce the height or provide a substantial step-back. The design elements for the Forsyth Court represent a unique space. Complete with water features, plantings, and seating areas, this public plaza will compliment the adjacent buildings. The Public Works Department has objections to the paver system extending beyond

the property line due to potential maintenance issues and the disruption of the uniformity of the CBD streetscape. The Hanley wall design will soften the feel of the sidewalk along the roadway. The proposed green wall could be an aesthetically pleasing feature, if the plant material is maintained. If for whatever reason, the green wall is removed, an alternative landscaping arrangement should be provided. Catherine indicated that staff's recommendation is as follows:

Staff recommends approval of the Forsyth Garage based on the Architectural Review Board's determination of the appropriate design, the Forsyth Court Plaza, and Hanley Wall as submitted with the following conditions:

1. That all proposed pre-cast architectural panels be approved by the Architectural Review Board in terms of color, texture, and pattern;
2. That the fire pit receive approvals from the Fire Department and Building Official;
3. That the Hanley green wall be maintained and, if removed, that a new landscape plan be provided for this area;
4. That public art and a sign package are approved by the Architectural Review Board prior to installation of any signs or art features; and,
5. That design of Phase 2 be approved conceptually at this time, but that final design related to height and possible step-back be approved in final form when the Phase 2 project is considered.

Chairman Sanger indicated that he is a bit concerned with the language for Phase 2 as there is not much to review for Phase 2 at this time.

Catherine Powers agreed. She stated that it is hoped for Phase 2 that the garage can be lowered in height or that a step-back can be introduced.

Steve Lichtenfeld asked if the garage design is being decided on this evening.

Catherine Powers indicated that staff is recommending Phase 2 garage, although the design would be the same as approved for Phase I, be approved conceptually at this time in the hopes that the height can be lowered or a step-back provided so the result is a less massive structure.

Chairman Sanger announced that over the past week, the members independently looked at several design options for the garage that were posted here at City Hall and that three members liked one option and 3 others liked a different option. He asked that a decision be made solely on tonight's presentation and that there be no pre-disposed decision.

Mr. Wislow began a PowerPoint presentation. The first slide depicted a colored site plan. A colored plan of Forsyth Court followed. Mr. Wislow provided an explanation of the various

plantings. He indicated that the artist they envision for the artistic canopy is Liam Gillick, who has won the Turner Award and is known for free-standing platforms. He stated the canopy will allow sunlight to penetrate and result in color patterns onto the plaza. He stated the canopy will be lit from the top at night and that the waterfall will also be lit at night. He stated that the fire-pit will be seasonal and will become a lighting and seating feature during warmer weather.

A slide and material sample depicting the Forsyth Court paving system consisting of 2 X 2 pre-cast concrete light gray pavers was presented. Mr. Wislow stated that a drainage system will be incorporated into the paving system, which will be totally flat. He explained that this paving system is proposed all the way to Forsyth Boulevard. He stated that different pavers (reddish in color) are proposed to be used for the outdoor dining area.

Chairman Sanger asked about this paving system meeting the City's sidewalk.

Mr. Wislow indicated that it will be flush with the City's sidewalk.

Catherine Powers informed the members that the Public Works Director is against allowing this for many reasons, including maintenance issues. She indicated that the Public Works Director only wants Centene's paving system to be located on Centene's private property.

Various slides were presented including examples of Mr. Gillick's work and trees for the plaza area.

Mr. Wislow introduced Gyo Obata to the members.

Mr. Wislow stated that a bamboo wall will be located at the southern edge of Forsyth Plaza. A slide depicting water walls was also presented, along with a slide depicting Paley Park in New York. An aerial view of the fire-pit was presented. Mr. Wislow indicated that the idea for the fire-pit is that it will be round made of cut glass and natural stone.

Chairman Sanger asked if the fire-pit would have a cut-off time.

Mr. Wislow replied "yes". He stated that it will remain on longer during weekends.

Catherine Powers announced that staff sees the plaza as a public space open to the public; not an outdoor dining space.

Mr. Wislow stated that they would like to be able to have a drink service and that they will work with the City to try and accomplish that.

Mr. Wislow mentioned the brick paving system that extends all the way to the curb in front of City Hall. He stated that it is extremely important to them to have their paving system extend all the way to the curb as an important part of their design element and that this aspect of the project has been in the plans since the onset of the project. He indicated that this is a new concern to him; one that he was not previously made aware of. He stated that they want to have their wonderful

walking surface extend from Café Napoli all the way to Hanley, but that they would like to change the pattern of the pavers at the garage entryway so that it is distinguishable.

Material samples of the 2 X 2 pre-cast concrete gray pavers to be used all the way to the building entrance and samples of the reddish pavers proposed for the outdoor dining area were presented. Mr. Wislow indicated that the reddish pavers will be linear and in a staggered design. A sample of the dark granite to be used as trim for the base of the building was presented. He stated the trim is to be approximately 16" wide. A sample of the charcoal pavers to be used adjacent to the building's base was presented. Mr. Wislow stated that a light color granite is to be used for the water-wall and building lobby (sample presented).

Scott Wilson asked about the Public Works Director's objection to the use of their paving system extending to the curb.

Catherine Powers indicated that the City spent a lot of time preparing the City's streetscape plan and that all developers, with the exception of two, to this point have been required to incorporate City streetscape into their projects. She indicated that in one of the projects that deviated from this policy, the developer ended up tearing out their paving system and incorporating the City's streetscape into the project.

Mr. Wislow stated that they believe this project is different; that their situation is unique and that they should be allowed to continue their paving system to the curb.

Jim Liberman stated that it makes sense to him to allow their paving system to extend to the curb.

Chairman Sanger asked if the drive entrance to the garage will be differentiated.

Mr. Wislow indicated that the scored concrete pavers will be the same color but will have a different scoring texture.

Steve Lichtenfeld asked if the size of the pavers are 3 X 3 along Hanley Road.

Mr. Fetterman indicated that the size of the pavers along Hanley Road is the same as other streets in the City.

Steve Lichtenfeld asked why the two drawings in the plan booklet; one depicting a fire pit and one without it.

Mr. Wislow indicated that the fire pit came late in the design process.

Jason Jaggi noted that the sheet depicting the fire pit is a supplement and was recently inserted into the plan booklets.

Steve Lichtenfeld asked what the bamboo at the south end will look like in the winter.

Mr. Obata indicated that it loses its leaves, but still looks quite beautiful in the winter.

Steve Lichtenfeld asked if only the “poles” will be visible in the winter.

Mr. Obata replied “no”; he stated some of the leaves remain in the winter.

Scott Wilson concurred.

Steve Lichtenfeld asked if the bamboo wall will be moved in Phase 2.

Mr. Wislow replied “yes”.

Steve Lichtenfeld asked about the west end of Hanley Court.

Mr. Wislow indicated that they are considering extending the water wall.

Steve Lichtenfeld asked if a walkway will go through the water wall.

Mr. Wislow replied “no”. He indicated that someone could walk toward the east behind the water wall.

Steve Lichtenfeld asked if there are no trees in the outdoor dining area.

Mr. Wislow indicated that is correct. He stated that there will be umbrellas and heat lamps.

Steve Lichtenfeld commented that there should be some canopy.

Scott Wilson asked about the streetscape issue.

Catherine Powers stated that the City believes in the integrity of its streetscape and that if extending their paving system is approved, then they have to maintain it which becomes an issue. She indicated that Conrad Properties’ project which did not utilize the City’s streetscape did not work out well and that the City spent a lot of time getting the Ritz to maintain their own streetscape.

Mr. Wislow reiterated that they believe incorporating their paving system to the curb is the right thing to do and is an important part of the project.

Jim Liberman commented that this project encompasses more than 2/3 of the block and that he does not see a problem allowing them to use their paving system to the curb.

Craig Owens asked if they would be willing to enter into a maintenance agreement.

Mr. Wislow replied “yes”. He stated that they want it maintained.

A brief discussion ensued regarding the Hanley Road elevation. Mr. Wislow indicated that they are creating a colonnaded walkway along Hanley. He stated that they are incorporating

standard City streetscape (trees and sidewalk) on the City's property along Hanley Road. He asked that they be allowed to change the stainless steel cables to Clematis amongst the ivy.

Chairman Sanger asked if there will be any outdoor dining along Hanley Road.

Mr. Wislow stated that he does not believe outdoor dining would be successful along Hanley Road.

Steve Lichtenfeld asked if a person could walk behind the building columns.

Mr. Wislow replied "no".

Steve Lichtenfeld asked if the columns are behind the glass above the second story.

Mr. Wislow replied "yes".

A discussion began regarding the parking garage. Mr. Wislow stated that there are two different façade options being proposed at this time; the first option calls for basically a horizontal design with some vertical elements (the vehicles would be hid behind the floors) made of eco-resin which looks like glass, but is not clear; at night one would be able to see vehicular movement and lights; the elevator tower is pre-cast concrete.

Jim Liberman asked if this option provides ample free air flow.

Mr. Wislow replied "yes". Slides depicting various elevations were presented. Samples of the eco-resin (frosty/cloudy finish) and pre-cast were presented.

Steve Lichtenfeld asked if this material (eco-resin) has been tested in similar weather conditions.

Mr. Wislow replied "yes". He indicated that this material is as expensive as glass, but that mounting glass is difficult due to its weight and possible breakage during installation.

Chairman Sanger asked about maintenance/cleaning of this eco-resin material.

Mr. Wislow indicated that it is power-washed on both sides. He stated that it is largely made up of recycled plastic.

Craig Owens questioned how the lighting effects of this garage will appear at night.

Mr. Obata indicated that the lighting will be "splattered" and be very interesting at night.

Craig Owens suggested LED lighting be utilized in the garage.

Chairman Sanger asked about the visual difference between the building's glass and this eco-resin.

Mr. Wislow stated that there will be visual difference. A slide depicting the appearance of the garage at night was shown.

Mr. Wislow then presented the second option for the garage to the members, which consists primarily of pre-cast and a small “glass” portion at the entrance, with small vertical articulations. He stated that this option looks more like a building. Slides depicting various elevations of this option were presented.

Ron Reim commented that due to the narrower horizontal stripes would allow a visual of the vehicles within the garage.

Mr. Wislow replied “yes”.

Chairman Sanger indicated that the vehicles would only be able to be seen from the Pierre Laclede building.

Mr. Wislow agreed.

Chairman Sanger asked if lighting could be seen from outside the garage.

Mr. Wislow replied “yes”; much the same as the other option.

Catherine Powers asked if the glass could possibly be better matched to the glass in the office building.

Mr. Wislow replied “yes”.

Catherine Powers commented that matching the glass more closely would provide better consistency and awareness that the two buildings belong together.

Steve Lichtenfeld commented that the fritting is very nice. He commented that he sees pros and cons with each option, but that he is more comfortable with the eco-resin choice as he believes it ties the development together better.

Scott Wilson commented that he preferred the pre-cast option as it is more reflective of the Pierre Laclede building.

Mr. Obata stated that he prefers the eco-resin option as it makes the structure look less “heavy”.

Chairman Sanger stated that he sees advantages and disadvantages to both options. He stated that he likes the pre-cast better for Phase I and that it does look more like an office building and relates to Pierre Laclede, whereas the eco-resin material makes the garage look more like a garage.

Tyler Stephens, architect, asked why they would want the garage to relate to Pierre Laclede since this is a different project.

Chairman Sanger commented that it is his opinion that the eco-resin material does not relate to the office tower at all.

Mr. Stephens stated that glass can be different yet still relate to one another.

Ms. Beverly Wagner, Clayton Art Commission, indicated that she prefers the eco-resin.

Craig Owens asked Mr. Wislow what the owner prefers.

Mr. Wislow indicated that the owners prefer the eco-resin.

Ron Reim stated that he prefers the pre-cast material; however, he sees the logic for the eco-resin and could approve it.

Scott Wilson stated that his original choice was for the pre-cast as he believed it provided harmony with the neighbor across the street (Pierre Laclede); however, he could also approve the eco-resin.

Jim Liberman commented that he refuses to believe that this garage will end up being 9 levels and that he prefers the pre-cast material over the eco-resin.

Steve Lichtenfeld stated that he, too, hopes the mass of the garage can be cut-back for Phase 2 and that he favors the eco-resin material.

Craig Owens stated that he prefers the eco-resin material as well.

Chairman Sanger indicated that he could vote either way.

Mr. Wislow indicated that they will not build a larger garage than is needed, but that a set-back cannot be achieved for Phase 2 as mentioned by City staff.

Chairman Sanger indicated that he believes the consensus is that a smaller garage is preferred by all.

Catherine Powers announced that the number of spaces being provided for meets their own parking study; not the number of spaces that would be required by the Zoning Ordinance. She stated that staff is hoping that a consultant will agree that less spaces are needed.

Chairman Sanger asked if the garage could be lowered in lieu of a set-back.

Catherine Powers replied "yes".

Mr. Wislow asked that the request for a step-back not return.

Ms. Wagner commented that the canopy is an exciting concept and that she prefers the eco-resin over the pre-cast as she believes it will better tie the parking structure with the office building.

Chairman Sanger asked that the paver issue be discussed.

Scott Wilson indicated that it is relatively a small area that they are required to maintain. He stated that he is in favor of allowing them to extend their paving system to the curb.

Chairman Sanger asked that a written agreement be secured regarding maintenance.

Catherine Powers advised the members that the City and developer would need to enter into a Maintenance & Use Agreement.

The members were in agreement to allow the development's paving system to extend to the curb.

Being no further questions or comments, Jim Liberman made a motion to approve as follows:

1. That Option A be accepted for the garage which consists of eco-resin panels ("frosty" color) and pre-cast concrete per samples presented;
2. That the fire pit receive approvals from the Fire Department and Building Official;
3. That the Hanley green wall be maintained and, if removed, that a new landscape plan be provided for this area;
4. That public art and a sign package be approved by the Architectural Review Board prior to installation of any signs or art features;
5. That design of Phase 2 be approved conceptually at this time but that final design related to height be approved in final form when the Phase 2 project is considered; and
6. That the paving system for the project be allowed to extend to the curb by way of a Maintenance & Use Agreement between the City and the Developer.

The motion was seconded by Scott Wilson and unanimously approved by the Board.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:50 p.m.

Recording Secretary